

THE CITY OF STREETSBORO, OHIO

SPECIAL SERVICE COMMITTEE MEETING MINUTES

Monday, September 26, 2022

This Special Service Committee Meeting was called to order on Monday, September 26, 2022 at 7:00 p.m. by Jon Hannan, Chairman. Mrs. Field gave an invocation and Mayor Broska led the Pledge of Allegiance. Mr. Hannan welcomed the high school students in the audience and explained tonight's proceedings to them.

PRESENT: Justin Ring, Mike Lampa, Jon Hannan, Anthony Lombardo, Jennifer Wagner, Julie Field

ABSENT: Steve Michniak

ALSO PRESENT: Glenn Broska, Mayor
Frank Beni, Law Director
Patricia Wain, Police Chief
Robert Reinholz, Fire Chief
Kara Dolansky, Finance Assistant
Bill Miller, Service Director
Justin Czekaj, Municipal Engineer
John Cieszkowski, Planning Director
Greg Mytinger, Parks and Recreation Director
Patrick O'Malia, Economic Development Director
Shawna Lockhart-Reese, HR Manager
Caroline Kremer, Clerk of Council

MOTION: TO EXCUSE MR. MICHNIAK.

Moved by Mr. Lampa, seconded by Mrs. Field. Upon voice vote, **motion carried.**

Special Business

T-7294 Final ODOT Legislation for SR 43 Widening

Mr. Czekaj said the preliminary ODOT legislation had been done earlier and this was the final legislation needed to allow ODOT to go out to bid for the project.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mr. Ring, seconded by Mr. Lampa. Upon voice vote, **motion carried.**

T-7295 Contract w/levelHEADS for Design

Mr. Mytinger said the Community Center to be built at City Park for Parks and Recreation offices and the Senior Center had been discussed at the Special Finance Committee Meeting two weeks ago.

There had been an updated proposal from levelHEADS after that meeting that was emailed to City Council last Wednesday. The new proposal increased the seating to 150 people in the multipurpose room(s) and up to 60 parking spaces. The construction costs would increase to approximately \$3.1 million, but the timeline would stay the same. The design fees also increased but would stay under the \$200,000 Council had discussed previously.

Mr. Ring said he loved the bigger building because it would accomplish what was discussed at the last meeting. He felt if the City was going to build such a facility it should be of a size that would accommodate all the senior citizens that wanted to attend the programs presented. He also thought the larger size would accommodate future growth of the City; and it was not that much more expensive in the grand scheme of things.

Mr. Lampa agreed that getting almost an additional 1,000 sq. ft. of event space that could be broken into three rooms instead of just two to accommodate up to 150 people better served the purpose of what the City wanted to use the space for for the Senior citizens during the day and to provide a rental space for large family gatherings in town instead of families having to find space out of town. He thought having seating for 150, a kitchen, a patio and park amenities nearby was a great arrangement and thanked Mr. Mytinger and levelHEADS for the updated proposal.

The Clerk commented that Council should probably make a motion to clarify which version of the proposal should be labeled as the exhibit to this legislation approving a contract.

MOTION: TO AMEND THE EXHIBIT FROM THE ORIGINAL PROPOSAL DISCUSSED AT THE LAST MEETING TO THE NEWER VERSION DISTRIBUTED BY MR. MYTINGER BY EMAIL ON SEPTEMBER 21, 2022.

Moved by Mr. Ring, seconded by Mrs. Field. Mr. Field thanked Mr. Mytinger and the other department heads that were working on this project for really listening to what Council had expressed at the last meeting. She felt this project would definitely be a positive impact for the whole community, especially the senior citizens. Upon voice vote, **motion carried**.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING AS AMENDED.

Moved by Mr. Lampa, seconded by Mr. Ring. Upon voice vote, **motion carried**.

T-7296 Amend Integrated Development Plan for Streetsboro Commons

Mr. Cieszkowski had provided an Integrated Development Plan amendment map, associated re-plat, his cover letter, and a motion from the Planning and Zoning Commission from their September 13, 2022 meeting recommending approval of the Integrated Development Plan and proposed re-plat. This amendment to an IDP was being done to accommodate a proposed nursing home facility. Prior to issuing a zoning certificate for any use in an Integrated Development Plan, it was required to secure City Council's approval. If Council approved the IDP amendment, the applicant would then proceed with a Conditional Use Permit application through the Planning Commission as well as a subsequent Site Plan Review application and approval through the Planning Commission. Mr.

Cieszkowski had suggested to the applicant that the Council approval be obtained prior to the other two elements of the approval process.

Mr. Lampa thanked Mr. Cieszkowski for arranging for the 100' buffer for Navajo Trail and Seminole Trail. Mr. Lampa wondered if there would be trees or just a dirt mound in that buffer area; he wanted to avoid runoff and flooding from any dirt piles which had happened with previous construction in Streetsboro Commons. Mr. Cieszkowski said landscaping had been mentioned at the Planning Commission meeting, and landscaping would be a part of a future site plan review application. The applicant had said they believed strongly in heavily landscaping their facilities. There had been some discussion on the dirt and how to remove it.

Mrs. Field said with this type of project, Council needed to trust Mr. Cieszkowski and the administration that this would be done correctly.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mrs. Field, seconded by Mr. Lampa. Upon voice vote, **motion carried.**

Liquor License Request of American Legion Post 0685

Mrs. Kremer said this request had been received in the mail and Council needed to indicate if they wanted to request a hearing on this request or not. Mr. Ring explained that the VFW had received a broader liquor license than they current held and the American Legion and VFW made an agreement to basically transfer the old VFW liquor license to the American Legion, which would give them a little bit broader service availability. They would be able to have more events where the public could attend, etc. There was really nothing new; it was just a transfer. The American Legion Commander, Mr. Smith, was in the audience but there were no questions for him.

MOTION: TO TAKE NO ACTION ON THIS LIQUOR LICENSE REQUEST.

Moved by Mr. Ring, seconded by Mr. Lampa. Upon voice vote, **motion carried.**

T-7297 Contract w/Spectrum/Time Warner

Mayor Broska said this was to extend the City government network to 1951 Annalane Drive, the School Annex where the Parks and Recreation offices and Senior Center will be temporarily located.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mrs. Field, seconded by Mr. Lampa. Upon voice vote, **motion carried.**

Discuss Educational Information re Proposed Charter Changes

Mayor Broska said there were two Charter changes on the upcoming November ballot. One had to do with the Core Concept area and putting the onus on the Planning Commission and City Council to oversee any type of zoning changes for that area. It would remove the referendum voting for zoning changes for that specific area only. When the City had to go to referendum voting for zoning changes there was a very tight Board of Elections deadline and if it was missed, the issue may have

to wait nine months before the next regular election (Primary or General election). The administration and the Charter Review Commission thought this could inhibit a developer if they would have to wait months to see if a zoning change would even be approved by the voters. This Charter change would remove the referendum voting for just that specific area of the City and leave it up to the Planning Commission and City Council to determine if a proposed zoning change in that area was best for the City.

The second Charter change had to do with the procedure for approving and awarding contracts and bidding. Mayor Broska said somewhere in the past it was removed from the Charter and this proposal would put it back into the Charter in a way that the City functions now. It wasn't really a change; it was just an update. As the Charter Review Commission discussed, at one time in Streetsboro's history the Service Director was really the only full-time employee of the City and everything (bidding, contracts, etc.) had to go through the Service Director, but things have changed quite a bit over the years. This Charter change just set the procedures for approvals. The Charter change mentioned the Board of Control, but the City already had the Board of Control in place, so this Charter change was very benign and it would just solidify the contract process.

Mayor Broska said he and Mr. O'Malia had been working on getting some educational information and videos together to distribute. He felt the rezoning ballot question needed some explanation because a lot of times if people didn't know what a ballot issue was, they would just vote No, so it was very important that the City try to educate the voters on this issue so they knew exactly what they were voting on. The City could not really rely on the local newspaper to get the information out, so it was up to the City to try to educate the public.

Paul Yupa, 8749 Seasons Road, spoke from the audience. He said quite a few years ago he had chaired an education committee for the City for the proposed income tax increase. He reminded the Mayor that the education committee had to be extremely careful to show both sides of the issue and not campaign for one way or the other, but show what the options would be. He also noted there was somewhat of a cost because it took the staff's time to work on this, so the education committee needed to be very careful, and not make it a "sale" event on why the City wanted the Charter change.

Mr. Yupa thought the other Charter change ballot issue also needed some explanation to the voters.

Mr. Yupa asked, What if the zoning Charter change passed and the voters gave up their right regarding zoning changes for that particular area of town, and then at some future time the Planning Commission and City Council approve something that the people were not in support of; would the people still have the opportunity to do a petition type of referendum for that zoning issue, or would this proposed Charter change nullify that? He suggested the answer to that be included in the education materials. He also wondered, if City Council approved a zoning change, but it didn't result in a development, could City Council then later approve a different zoning change for a different developer/development, or was it just a one-time thing to make a zoning change without having the voters weigh in on it. Mr. Yupa said he had looked at a lot of different Charters and didn't see anything like this in any of them, so the education was definitely needed. Mr. Yupa noted that he wasn't against the Downtown District, he just had a lot of questions regarding this approach.

Mrs. Field thanked Mr. Yupa for expressing his questions and concerns because she had some also. She clarified with the Mayor that this ballot question to remove the referendum voting was just for a specifically defined small area of the City; the referendum voting would remain in place for the rest of the City. Mayor Broska said it just for the specific area that was defined by the last Master Plan Commission with definite boundaries as the redevelopment of the Market Square area. He said developing a downtown area had been discussed for at least the last two Master Plan reviews, so this was nothing new. Mrs. Field added that any future plan/proposal would still have to fall within the Master Plan, so even if some future Planning Commission and City Council wanted to approve something, it would have to fit within the Master Plan which was put in place with citizen input. Mayor Broska noted any zoning changes for this area would still go through the 7 Planning Commission members and the 7 different City Council members (in public meetings) based on the Master Plan.

Mr. Lampa said he, Ms. Wagner, and Mr. Hannan had all been on the Core Concept Planning Committee and because the City wanted the Market Square area to be the Downtown District the referendum zoning in that area needed to be simplified for the City to get what was wanted in that area. Mr. Cieszkowski added that currently any new zoning district map amendment was required by Charter to go to referendum, and any change in density was also required to go to a vote. In order for the City to create the new District and change the zoning that was currently in place “to get what we want in the District” the City needed to rezone it first. The zoning text for the new Downtown District had not been finalized, but this Charter change was asking the voters to allow the City to move forward with the referendum for this particular area.

Mr. Lampa appreciated Mr. Yupa speaking tonight because it made him think more about the topic. Mr. Yupa added that the Master Plan could be amended in the future; it was not set in stone.

Mr. Lampa commented that the other Charter change issue also needed educational information distributed too because it was a little confusing. The administration would work on it.

Mr. Ring thanked Mr. Yupa for noting the Master Plan could be changed; it was not a legally binding document and future City Councils could work around it if they chose. Mr. Ring also noted that the proposed Charter change to the referendum voting was not required to make the Downtown District happen; it was what was wanted to make it easier. The Downtown District could still be done and still get the zoning how it was needed, it would just have to go to the voters. Removing the referendum zoning was not required to make it happen. Mr. Cieszkowski said Mr. Ring was correct that a change to the Charter was not necessary for the Downtown District to move forward. A rezoning was necessary for the Core Concept Plan to be implemented. Mr. Ring said this Charter change would make it easier and quicker if a developer came to the City with a proposal and not have to wait for up to nine months to see if maybe the voters would approve a zoning change. It was not true that if the citizens didn't vote for the Charter change, the City would never get a Downtown District.

Update on Electronic Message Board Signs

Mr. Lampa asked Mr. Cieszkowski to bring Council up to date on where things stood with this process. Mr. Cieszkowski said no date was set yet when this topic would go to the Planning

Commission, but he felt they were past the preliminary research portion of the due diligence element of the process. He said he had been working with Mr. Janis in the Law Department to draft the text, and once the text was drafted in the next couple of weeks, he would have the consulting attorney, Mr. Hunt, review it prior to it going to Planning Commission who would then make a recommendation to City Council.

Announcements

There will be a Finance Committee Meeting immediately following this meeting.

There being no further business to be addressed by this Committee, and upon motion by Mr. Lampa, seconded by Mrs. Field, this meeting adjourned at 7:30 p.m.

ATTEST:

Caroline L. Kremer, Clerk of Council

Jon Hannan, Chairman